

Americas' Gateway Park Building

Available for Sale or Lease

Property Address:
1800 NW 89th Place
Doral, FL 33172

Available:
+/- 106,046 Sq. Ft.
on +/- 5.88 Acres

Property Website:
www.doral-building.com



Property Summary

Property Description

ComReal is proud to present Doral's premier freestanding industrial and office headquarters building. This top-rated asset offers a rare opportunity for a single user or investor to command **106,046 SF facility** situated on an expansive **5.88 acre site**. Designed to appeal, the main lobby entrance features a signature indoor fountain and a stunning glass atrium, establishing an immediate sense of corporate prestige.

Engineered for high-performance users, the building's infrastructure is tailored for industries requiring 100% uptime and high-density staffing, **such as medical, government, education, aviation, or pharmaceutical sectors**.

Abundant Power: Equipped with a full backup generator to ensure uninterrupted operations.

High-Density Parking: 207 dedicated spaces, an exceptional ratio for industrial assets, accommodate large-scale office or warehouse workforces.

Lifestyle Integration: Multiple terraces and executive offices provide spectacular 180-degree views of the Fingerlakes, creating a world-class environment for employee retention.

Unique Asset in a Restricted Market: In a market defined by near-zero vacancy for specialized assets of this caliber, the Americas' Gateway Park Building stands as a true "trophy" acquisition. It is a rare find for the Doral market, representing the only available building of this size currently offered for sale.

Unmatched Versatility & Connectivity: Currently configured as a refrigeration ready facility with extensive cooler space, the building can also serve as high-quality Dry Space to suit logistics, aviation, or e-commerce requirements.

Superior Connectivity: Strategically located minutes from Miami International Airport with immediate access to the Florida Turnpike, Dolphin Expressway (SR 836), and Palmetto Expressway (SR 826).



Property Details

Elevate your operations within Doral's most adaptable **freestanding industrial and office headquarters**. This premier asset offers a rare opportunity for a single user to control **106,046 SF building** on a massive **5.88-acre site** in the heart of Miami's industrial corridor, perfectly blending distribution capabilities with a sophisticated, glass-fronted corporate environment.

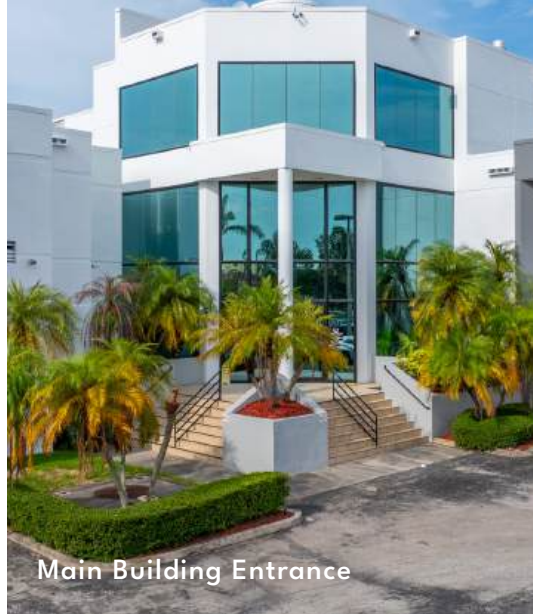
Designed with flexibility, **this building accommodates a wide spectrum of requirements.**

Whether a tenant needs a 106,046 SF global headquarters or a specialized 40,000 SF refrigerated facility, this building is **engineered to adapt** to the user specific growth trajectory.

Currently configured as a refrigeration ready with extensive cooler space, the building can also be delivered as high-quality dry Space to suit logistics, aviation, or e-commerce requirements.

Building Specifications

- **Building Size:** +/- 106,046SF
- **Land Size:** 5.88 Acres
- **Loading:** 22 dock positions with pit levelers & 2 ramps
- **Ceiling Height:** 20' in refrigerated, 22' in dry area
- **Parking:** 207 Spaces
- **Backup Generator**
- **Unmatchable lake views of Fingerlakes**



Main Building Entrance



North Section Loading Area



Refrigerated Loading Area



Fully Racked Warehouse



East Section Loading Area



Views of Doral's Finger Lakes

Lease Options

Option A: Entire Building

+/- 106,046 SF Total

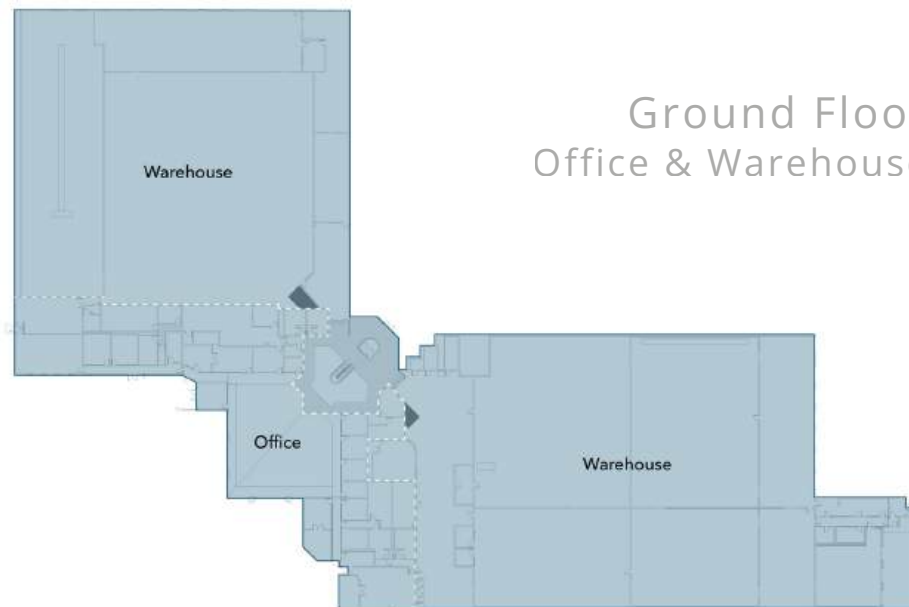
+/- 74,530 SF Warehouse

+/- 31,516 SF Office

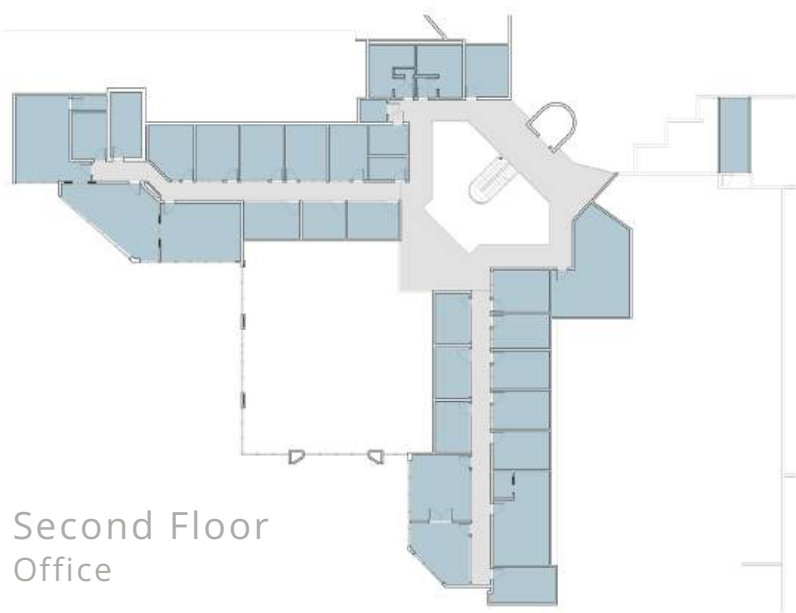
22 Docks

2 Ramps

20' – 22' Clear Height



Ground Floor
Office & Warehouse



Second Floor
Office



Third Floor
Office

Lease Options

Option B: Ground Floor Operations

+/- 89, 099 SF Total

+/- 76,599 SF Warehouse

+/- 12,500 SF Office

22 Docks

2 Ramps

20' – 22' Clear Height

Option C: North Section

+/- 40,457 SF Total

+/- 31,954 Dry & Refrigerated

+/- 8,500 SF Office

12 docks

1 Ramp

20' – 22' Clear Height

Option D: East Section

+/- 48,642 SF Total

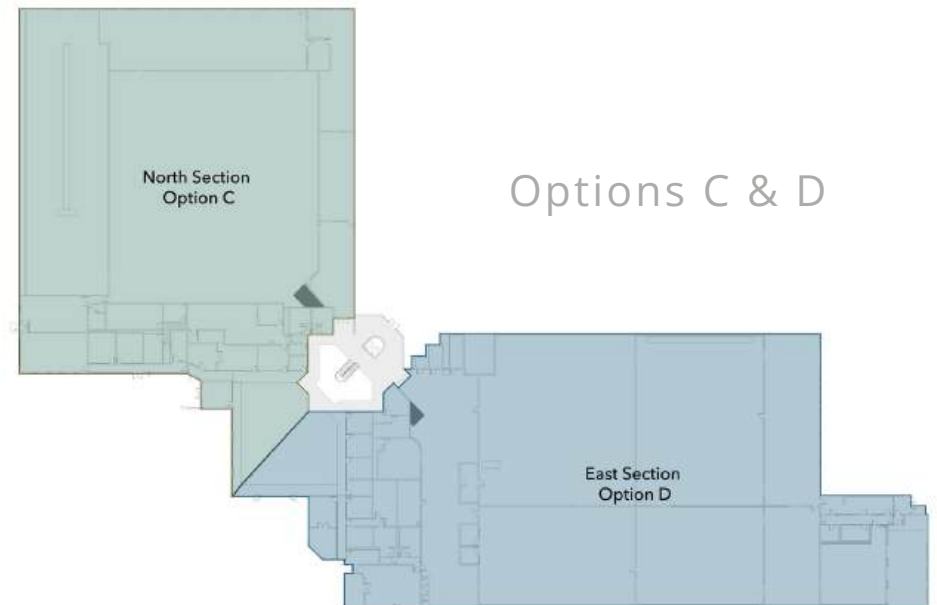
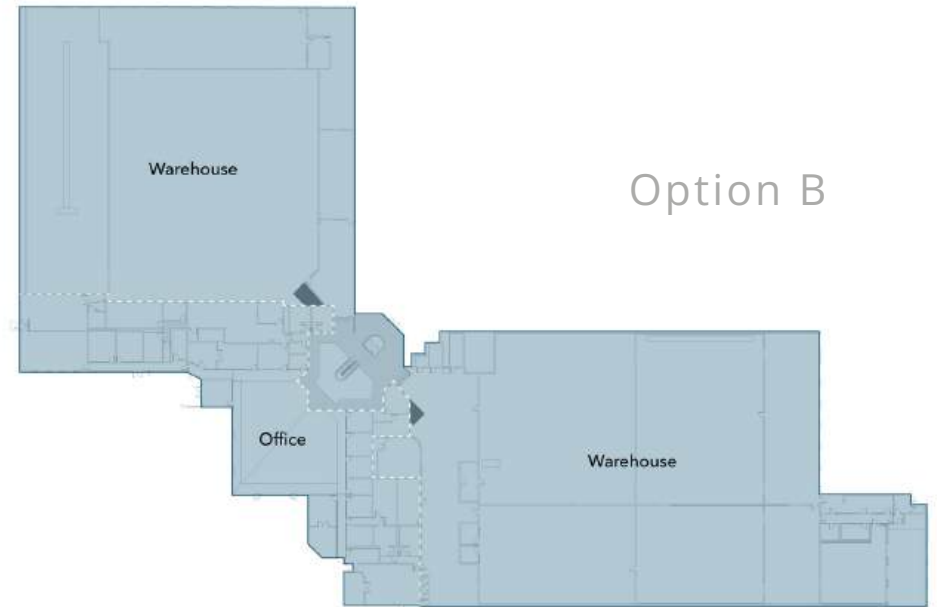
+/- 44,642 SF Dry & Refrigerated

+/- 4,000 SF Office

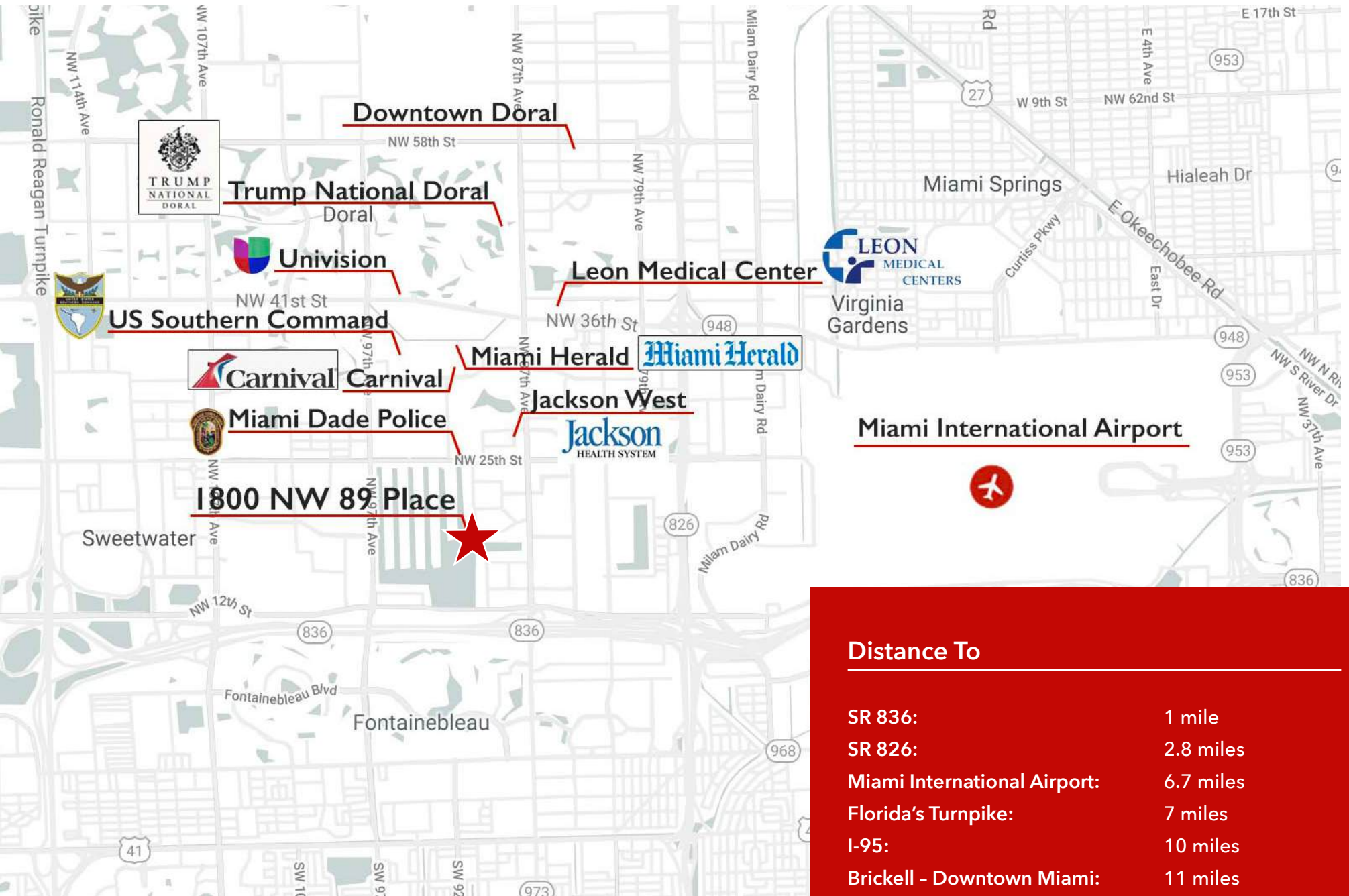
10 Docks

1 Small Ramp

20' – 22' Clear Height



Property Map



Distance To

SR 836:	1 mile
SR 826:	2.8 miles
Miami International Airport:	6.7 miles
Florida's Turnpike:	7 miles
I-95:	10 miles
Brickell - Downtown Miami:	11 miles



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